



20060802000371870 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
08/02/2006 11:21:01AM FILED/CERT

Send tax notice to:
TOMMY HOANG
MYDUNG THI DANG
2178 OLD CAHABA PLACE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY Shelby

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Shelby County, AL 08/02/2006
State of Alabama
Deed Tax: \$55.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars (\$277,500.00) in hand paid to the undersigned Robert Dickason and Cherlyn Esteves, Husband and Wife (hereinafter referred to as "Grantors") by Tommy Hoang and Mydung Thi Dang (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 406-A, according to the Resurvey of Lots 406 through 422, Amended Map of Old Cahaba, Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

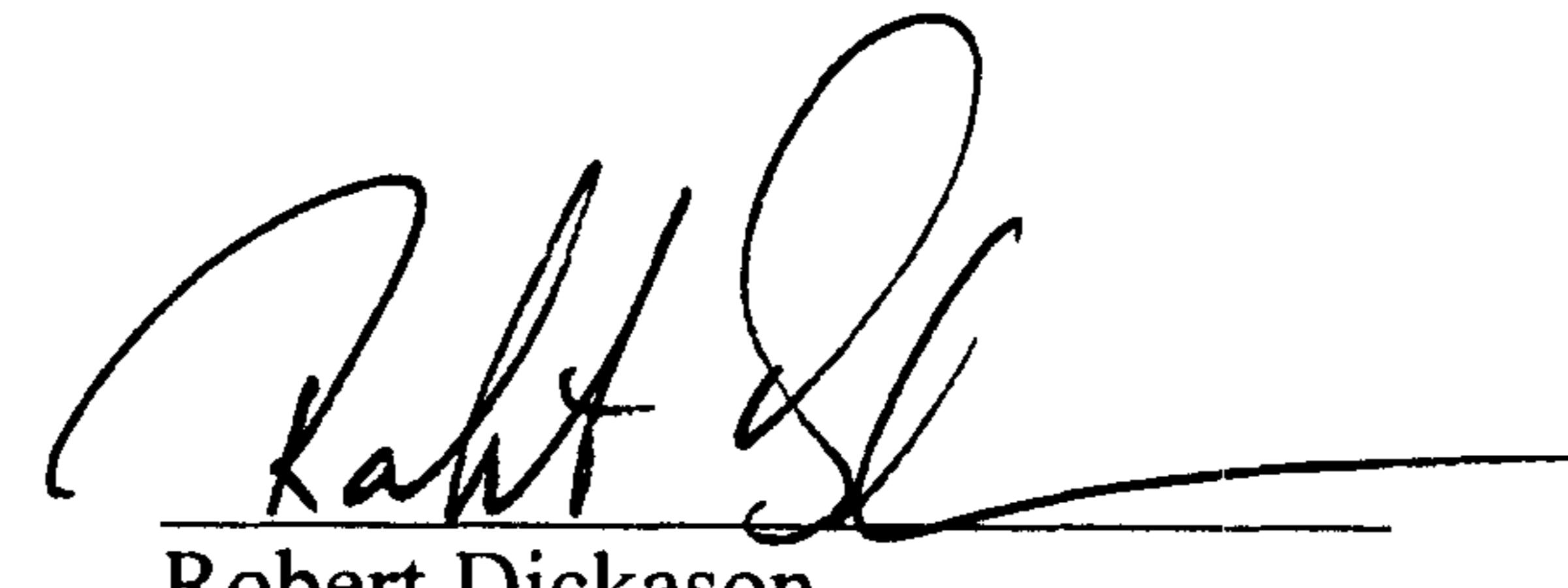
\$222,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

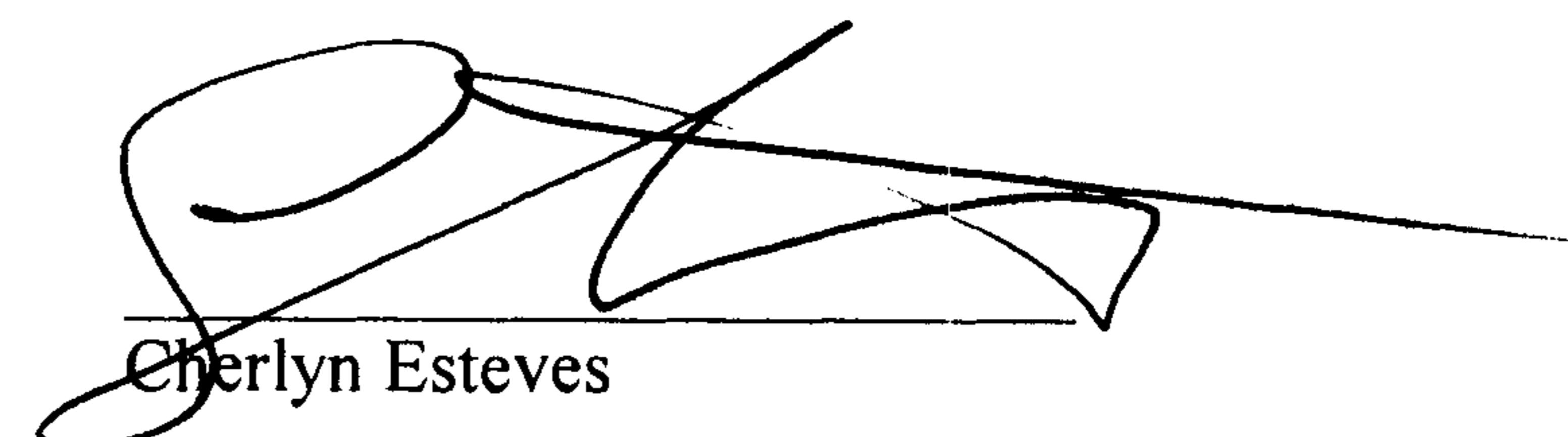
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Robert Dickason and Cherlyn Esteves hereunto set their signature(s) and seal(s) on July 27, 2006.



Robert Dickason



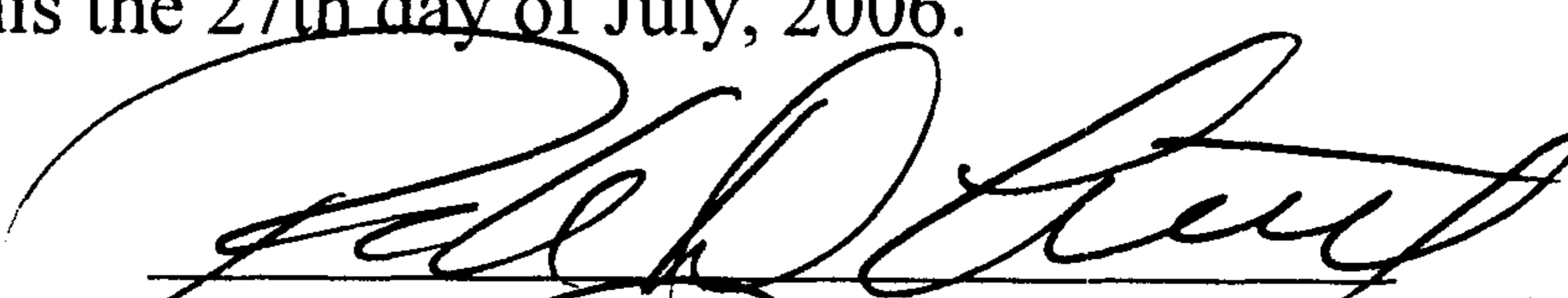
Cherlyn Esteves

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Dickason and Cherlyn Esteves, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2006.

(NOTARIAL SEAL)



Notary Public
Print Name: Paula D. Levitt
Commission Expires: 12-18-07